



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

633 E. Broadway, Suite 103
Glendale, CA 91206-4311
Tel. (818) 548-2140 Fax (818) 240-0392
glendaleca.gov

April 29, 2019

Applicant:

Tony Nasar
8615 Keokuk Avenue
Winnetka, CA 91306

**RE: 3723 La Crescenta Avenue
Design Review PDR1905381**

The Director of Community Development will render a final decision on or after **May 9, 2019**, for the following project:

PROJECT DESCRIPTION: The applicant is proposing to construct a 787 square-foot addition to the front and side of an existing 1,413 square-foot, one-story house with a detached two-car garage. The house, built in 1942, is located on a 12,350 square-foot lot, zoned R1 (Residential) Zone, Floor Area Ratio District II.

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

For more information or to submit comments, please contact the case planner, Kathy Duarte, at 818-937-8163 or kduarte@glendaleca.gov.

Comments must be received prior to **May 9, 2019**, in order to be considered by the Director.

DECISION: A decision letter will be posted online on or after the date listed above and may be accessed online at: <http://www.glendaleca.gov/planning/decisions>. You may also request notification of the decision when the decision is rendered.

Should you wish to file an appeal of the decision, the appeal must be filed within 15 days of the date of the decision as shown on the decision letter. Appeal applications are available at the Permit Services Center, 633 E. Broadway, Room 101, Glendale, CA 91206 or online at <http://www.glendaleca.gov/appeals>.

Sincerely,

Kathy Duarte
Planner

City of Glendale
Community Development Department
Design Review Staff Report – Single Family

Meeting/Decision Date: May 9, 2019	Address: 3723 La Crescenta Avenue
Review Authority: <input type="checkbox"/> DRB <input checked="" type="checkbox"/> ADR <input type="checkbox"/> HPC <input type="checkbox"/> CC	APN: 5617001012
Case Number: PDR1905381	Applicant: Tony Nasar
Prepared By: Kathy Duarte	Owner: Tim and Megan Oppelt

Project Summary

The applicant is proposing to construct a 787 square-foot addition to the front and side of an existing 1,413 square-foot, one-story house with a detached two-car garage. The house, built in 1942, is located on a 12,350 square-foot lot, zoned R1 (Residential) Zone, Floor Area Ratio District II.

The proposed work includes:

- Addition of two bedrooms, a bathroom and den

Existing Property/Background

The irregularly-shaped lot is located at the southwest corner of La Crescenta Avenue and Glenwood Avenue. A walkway from La Crescenta Avenue provides access to the front of the house and a driveway on Glenwood Avenue provides access to the garage. The existing house is setback 25 feet from the front property line at the angled portion of the corner, 34 feet from La Crescenta Avenue, and from 17 feet to 23 feet along Glenwood Avenue. The existing detached two-car garage is approximately 36 feet from the street-side property line and approximately 21 feet from the interior property line. It is accessed by a 19-foot wide driveway on the west side of the property. There is a baby oak tree located between the house and Glenwood Avenue.

Staff Recommendation

☐ Approve ☒ Approve with Conditions ☐ Return for Redesign ☐ Deny

Last Date Reviewed / Decision

☒ First time submittal for final review.
☐ Other:

Zone: R1 FAR District: II

Although this design review does not convey final zoning approval, the project has been reviewed for consistency with the applicable Codes and no inconsistencies have been identified.

Active/Pending Permits and Approvals

☒ None
☐ Other:

CEQA Status:

☒ The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to Section 15301 of the State CEQA Guidelines because the project involves an addition less than 2,500 square feet to an existing structure.
☐ The project is exempt from CEQA review as a Class 3 "New Construction or Conversion of Small Structures" exemption pursuant to Section 15303 of the State CEQA Guidelines because
☐ Other:

Site Slope and Grading

☒ None proposed

- ☐ Less than 50% current average slope and less than 1500 cubic yards of earth movement (cut and/or fill); no additional review required.
- ☐ 1500 cubic yards or greater of earth movement:
- ☐ 50% or greater current average slope:

Comparison of Neighborhood Survey:

	Average of Properties within 300 linear feet of subject property	Range of Properties within 300 linear feet of subject property	Subject Property Proposal
Lot size	8,267 SF	5,137 - 11,250 SF	12,350 SF
Setback	30'	24' - 37'	25'
House size	1,754 SF	1,112 - 2,516 SF	2,186 SF
Floor Area Ratio	.23	.10 - .45	.18
Number of stories	1	14 - one story, 2 - two story	1

DESIGN ANALYSIS

Site Planning

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Location

☒ yes ☐ n/a ☐ no

If "no" select from below and explain:

- ☐ Setbacks of buildings on site
- ☐ Prevailing setbacks on the street
- ☐ Building and decks follow topography

Garage Location and Driveway

☒ yes ☐ n/a ☐ no

If "no" select from below and explain:

- ☐ Predominant pattern on block
- ☐ Compatible with primary structure
- ☐ Permeable paving material
- ☐ Decorative paving

Landscape Design

☐ yes ☒ n/a ☐ no

If "no" select from below and explain:

- ☐ Complementary to building design
- ☐ Maintains existing trees when possible
- ☐ Maximizes permeable surfaces
- ☐ Appropriately sized and located

Walls and Fences

☒ yes ☐ n/a ☐ no

If "no" select from below and explain:

- ☐Appropriate style/color/material
- ☐Perimeter walls treated at both sides
- ☐Retaining walls minimized
- ☐Appropriately sized and located

Determination of Compatibility: Site Planning

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The building footprint will remain in the same location with the new addition at the front and side of the house, which will be in line with the front of the existing house and consistent with the surrounding neighborhood.
- The driveway, garage, fences, and front walkway will remain in the same location maintaining the existing trees and landscaping.

Massing and Scale

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Relates to its Surrounding Context

☒ yes ☐ n/a ☐ no

If “no” select from below and explain:

- ☐Appropriate proportions and transitions
- ☐Relates to predominant pattern
- ☐Impact of larger building minimized

Building Relates to Existing Topography

☐ yes ☒ n/a ☐ no

If “no” select from below and explain:

- ☐Form and profile follow topography
- ☐Alteration of existing land form minimized
- ☐Retaining walls terrace with slope

Consistent Architectural Concept

☒ yes ☐ n/a ☐ no

If “no” select from below and explain:

Concept governs massing and height

Scale and Proportion

☒ yes ☐ n/a ☐ no

If “no” select from below and explain:

- ☐Scale and proportion fit context
- ☐Articulation avoids overbearing forms
- ☐Appropriate solid/void relationships
- ☐Entry and major features well located
- ☐Avoids sense of monumentality

Roof Forms

☒ yes ☐ n/a ☐ no

- If “no” select from below and explain:
- ☐Roof reinforces design concept
 - ☐Configuration appropriate to context

Determination of Compatibility: Mass and Scale

The proposed massing and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The new front facing gable will not be taller than the existing roof and is in keeping with the house’s other gable roof forms.
- The house forms are appropriately proportioned and fit in with the existing design.
- The character defining features of the existing modest, residence, including the siding and front porch are maintained and incorporated into the proposed project.

Design and Detailing

Are the following items satisfactory and compatible with the project site and surrounding area?

Overall Design and Detailing

☒ yes ☐ n/a ☐ no

Entryway

☒ yes ☐ n/a ☐ no

- If “no” select from below and explain:
- ☐Well integrated into design
 - ☐Avoids sense of monumentality
 - ☐Design provides appropriate focal point
 - ☐Doors appropriate to design

Windows

☐ yes ☐ n/a ☒ no

- If “no” select from below and explain:
- ☐Appropriate to overall design
 - ☒Placement appropriate to style
 - ☒Recessed in wall, when appropriate

The proposed master bedroom window is visible from the street and should be single or double hung, or casement to match the existing front bedroom window. A condition of approval is recommended that this be changed and reflected in the south elevation and window schedule. The vertical window section does not show that the new windows will be recessed. A condition of approval is recommended that a vertical window section be provided showing that the windows will be recessed.

Privacy

☒ yes ☐ n/a ☐ no

- If “no” select from below and explain:
- ☐Consideration of views from “public” rooms and balconies/decks
 - ☐Avoid windows facing adjacent windows

Finish Materials and Color

☒ yes ☐ n/a ☐ no

- If “no” select from below and explain:
- ☐Textures and colors reinforce design

- ☐ High-quality, especially facing the street
- ☐ Respect articulation and façade hierarchy
- ☐ Wrap corners and terminate appropriately
- ☐ Natural colors used in hillside areas

Paving Materials

☒ **yes** ☐ n/a ☐ no

If “no” select from below and explain:

- ☐ Decorative material at entries/driveways
- ☐ Permeable paving when possible
- ☐ Material and color related to design

Equipment, Trash, and Drainage

☐ **yes** ☐ n/a ☒ **no**

If “no” select from below and explain:

- ☐ Equipment screened and well located
- ☐ Trash storage out of public view
- ☐ Downspouts appropriately located
- ☐ Vents, utility connections integrated with design, avoid primary facades

The locations of the air conditioning unit, trash storage, and downspouts are not noted on the drawings. A condition for staff review and approval and documentation on the drawing is required.

Ancillary Structures

☐ **yes** ☒ **n/a** ☐ no

If “no” select from below and explain:

- ☐ Design consistent with primary structure
- ☐ Design and materials of gates complement primary structure

Determination of Compatibility: Design and Detailing

The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The new vinyl windows with wood frames, cedar siding, and composition roof will match the existing colors and materials is in keeping with the neighborhood character.
- The new master bedroom window will be changed to single or double hung, or casement to match the existing front bedroom window.

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **approval** of the project with **conditions**, as follow:

Conditions

1. Provide a vertical section drawing of new window and opening, indicating the window will be recessed within the opening.
2. Provide the locations of the air conditioning unit, trash storage, and downspouts on the drawings for staff review and approval.
3. Provide a single or double hung, or casement master bedroom window to match the existing front bedroom window.

Attachments

- 1. Location Map
- 2. Neighborhood Survey
- 3. Photographic Survey
- 4. Reduced Plans

RADIUS MAP

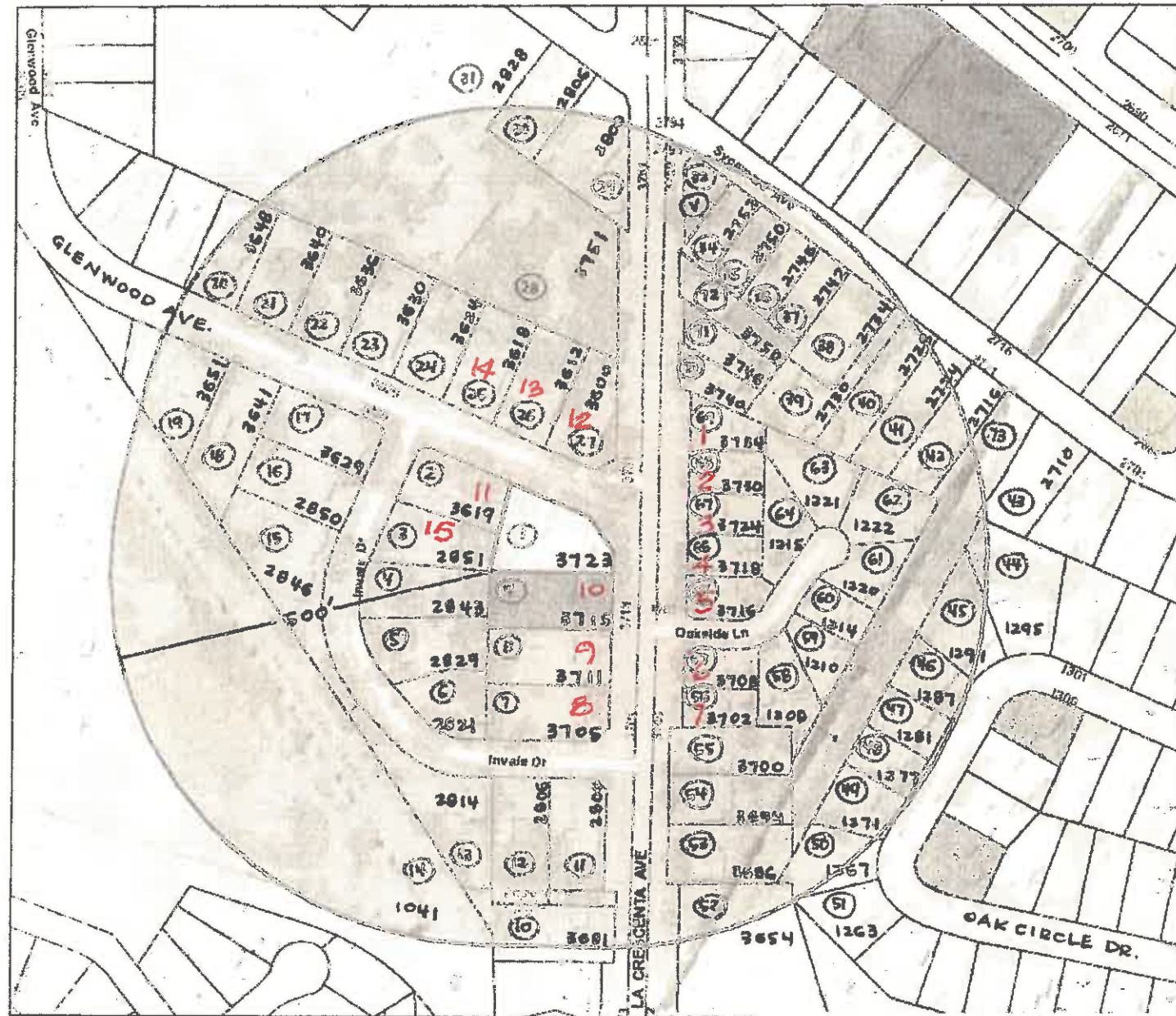
APN: 5617-001-012

3723 La Crescenta Ave.

500' Radius

Glendale, CA 91208

February 13, 2019



Applicant: NTR Group
8615 Keokuk Ave.
Winnetka, CA 91306
(818) 998-5422

Radius Map & Labels: Quality Maps
263 W Olive Ave # 161
Burbank, CA 91502
(818) 588-7588

KEY	ADDRESS	PARCEL	LOT S.F.	HOUSE S.F.	FLOOR AREA	STORIES	ESTIMATED SETBACK (FEET)	ROOF TYPE
1	3734 La Crescenta Ave	5611-015-001	5,936.50	1,295	21.81%	1	28	Composition
2	3730 La Crescenta Ave	5611-015-002	5,500.00	1,531.00	27.84%	1	28	Composition
3	3724 La Crescenta Ave	5611-015-003	5,500.00	2,487.00	45.22%	2	29	Composition
4	3718 La Crescenta Ave	5611-015-004	5,500.00	1,717.00	31.22%	1	30	Composition
5	3716 La Crescenta Ave	5611-015-005	5,540.00	1,273.00	22.98%	1	35	Composition
6	3708 La Crescenta Ave	5611-015-006	5,470.00	1,261.00	23.05%	1	31	Composition
7	3702 La Crescenta Ave	5611-015-007	5,137.00	1,112.00	21.65%	1	28	Composition
8	3705 La Crescenta Ave	5617-001-009	11,106.00	1,666.00	15.00%	1	32	Composition
9	3711 La Crescenta Ave	5617-001-010	11,250.00	2,482.00	22.06%	1	30	Composition
10	3715 La Crescenta Ave	5617-001-011	11,250.00	1,836.00	16.32%	1	37	Composition
11	3619 Glenwood Ave	5617-001-013	10,940.00	1,518.00	13.88%	1	24	Composition
12	3600 Glenwood Ave	5617-002-008	9,700.00	2,136.00	22.02%	1	28	Composition
13	3612 Glenwood Ave	5617-002-009	10,875.00	1,112.00	10.23%	1	29	Composition
14	2618 Glenwood Ave	5617-002-010	10,875.00	2,516.00	23.14%	1	30	Composition
15	2851 Invale Dr.	5617-001-014	9,420.00	2,370.00	25.16%	1	35	Composition
AVERAGE			8,266.63	1,754.13	22.77%	1.07	30.27	
PROPOSED	3723 La Crescenta Ave	5617-001-012	12,350.00	2,186.00	17.70%	1	25	Composition



1: 3734 La Crescenta Ave



2: 3730 La Crescenta Ave



3: 3724 La Crescenta Ave



4: 3718 La Crescenta Ave



5: 3716 La Crescenta Ave.



6: 3708 La Crescenta Ave



7: 3702 La Crescenta Ave.



8: 3705 La Crescenta Ave.



9: 3711 La Crescenta Ave.



10: 3715 La Crescenta Ave



11: 3619 Glenwood Ave.



12: 3600 Glenwood Ave



13: 3612 Glenwood Ave



14: 3618 Glenwood Ave.

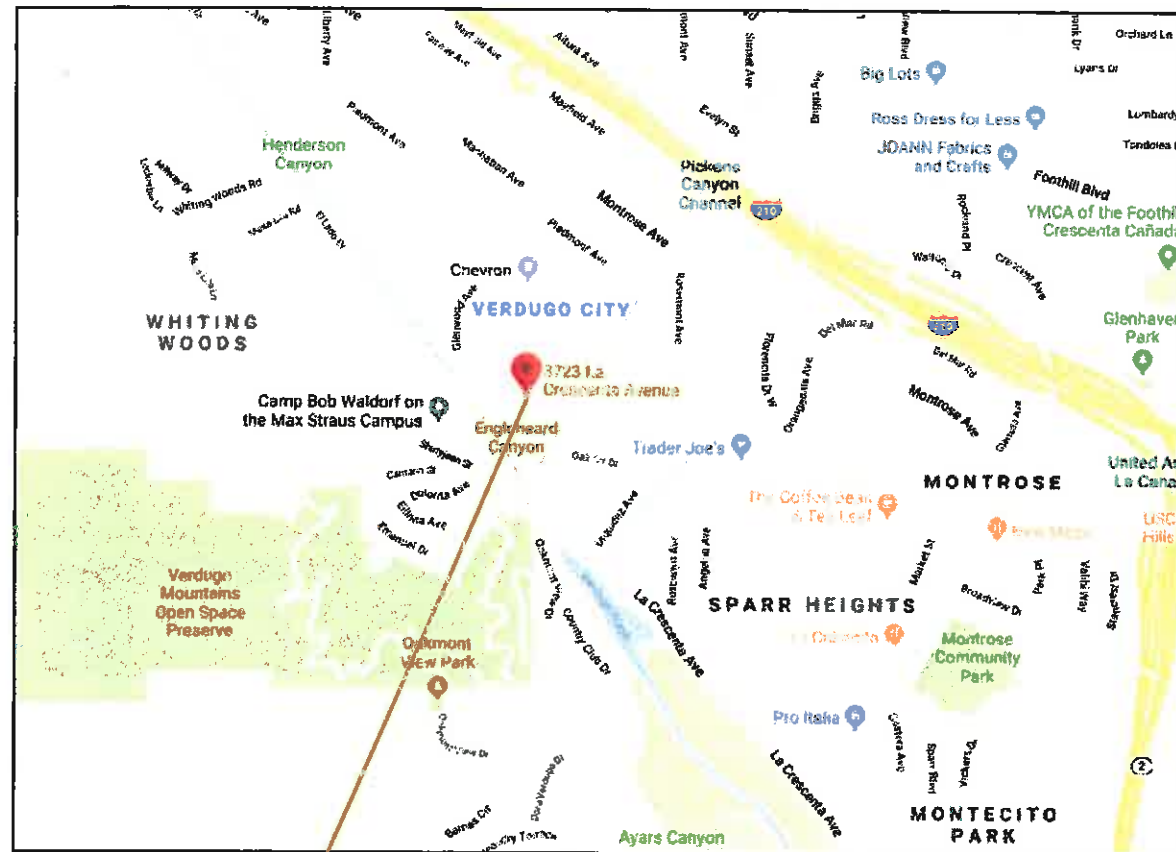


15: 2851 Invale Dr.



PERSPECTIVE RENDERING
MR. & MRS. OPPELT RESIDENCE
 3723 LA CRESANTA AVE., GLENDALE, CA





PROJECT SITE

**VICINITY MAP
NOT TO SCALE**

JOB ADDRESS: 3723 LA CRESCENTA AVENUE, GLANDALE, CA 91208

LEGAL DESCRIPTION: TRACK : 11306.

LOT : 22.

ZONING : R1.

LOT/PARCEL AREA : 12,350 SQ.FT.

ASSESSOR PARCEL NO (APN) : 5617001012.

MAX RFA = 40% X 12,350 = 4,940 SQ.FT.

(E) SFD = 1,413 SQ.FT.

GARAGE = 355 SQ.FT. (NOT COUNTED LESS THAN 500SQ.FT)

ADDITION = 787 SQ.FT.

TOTAL : SFD 1,413 + ADD 787 = 2,200 SQ.FT. < 4,940 SQ.FT. < MAX RFA

LANDSCAPING:

LOT AREA = 12,350. SQ.FT

SFD + ADDITION = 2,186.8 SQ.FT.

GARAGE = 355 SQ.FT.

DRIVEN AND WALK WAYS = 391 SQ.FT.

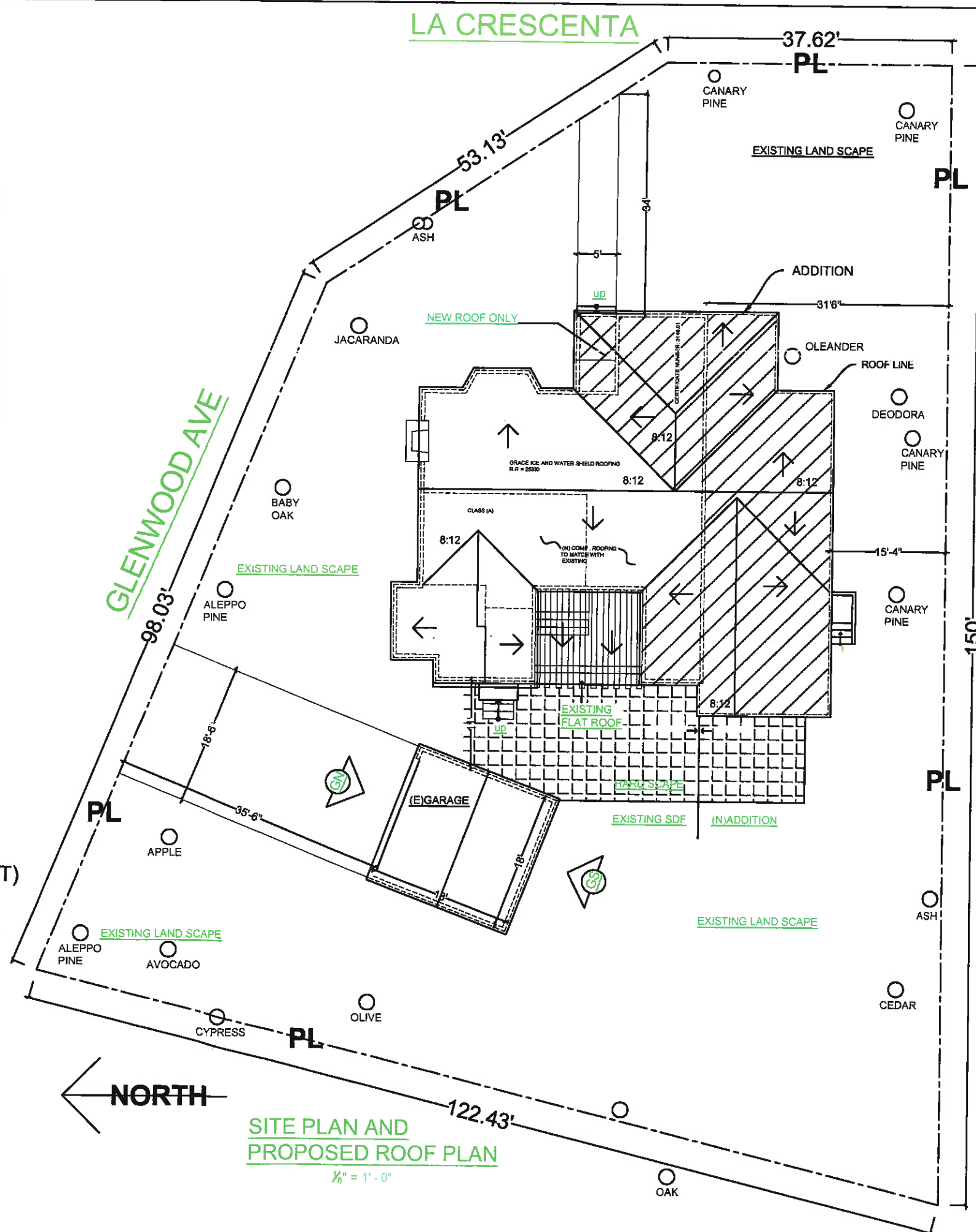
HARD SCAPING = 321.8

LANDSCAPING = 12,350 - (2,200 + 355 + 391 + 321.8)

= 12,350 - 3,267.6

= 9,082.2 SQ.FT.

THE PERCENTAGE IS 73.5%



**SITE PLAN AND
PROPOSED ROOF PLAN**

$\frac{1}{8}'' = 1' - 0''$



NTR CONSULTANT INC.

Architecture-Engineering-Construction-Management

400 S. G. STREET, SUITE 200, GLENDALE, CA 91208

TEL: (626) 900-6400 FAX: (626) 900-6404

PROJECT NAME:

3723 LA CRESCENTA AVENUE, GLANDALE, CA 91208

CLIENT NAME:

MR & MRS OPPELT

DESIGNED BY:

TONY NASR

DATE:

10/12/2017

PROJECT NAME:

3723 LA CRESCENTA AVENUE, GLANDALE, CA 91208

CLIENT NAME:

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CLIENT NAME:

MR & MRS OPPELT

DESIGNED BY:

TONY NASR



MR & MRS OPPELT

TONY NASR

MUTANTS

[illegible][illegible]

THE UNIVERSITY JOINTLY MANAGES THE CRIME SCENE OF THE POLICE IN TERMS OF INVESTIGATION. WE CAN OFFER THE SERVICES OF THE POLICE, THE TRUCK INVESTIGATION, VEHICLES AND THE TRUCK CRASHES, ACCIDENTS, BLOCKING, STOPPING, AS WELL AS PROVIDING THE SERVICES OF THE INVESTIGATION OF THE CRIME SCENE OF THE POLICE FOR THE POLICE AND THE CRIME SCENE OF THE POLICE. WE CAN OFFER THE SERVICES OF THE INVESTIGATION OF THE CRIME SCENE OF THE POLICE FOR THE POLICE AND THE CRIME SCENE OF THE POLICE. WE CAN OFFER THE SERVICES OF THE INVESTIGATION OF THE CRIME SCENE OF THE POLICE FOR THE POLICE AND THE CRIME SCENE OF THE POLICE.

THE DRAWINGS, SPECIFICATIONS, AND OTHERS APPROPRIATED HEREON ARE AND SHALL REMAIN THE PROPERTY OF NEW COMPACTION, INC. THESE IN WHOLE OR PART, OR USE IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED IN FURTHERANCE HEREOF THE WRITTEN CONSENT OF NEW COMPACTION, INC.

PROPOSED
NEW ADDITION

REPORTING OFFICER	
ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED	
DATE	10/29/2018
BY	SP5 JFM
REASON FOR DECLASSIFICATION	A-0
REVIEW DATE	

	<u>TYPE</u>	<u>SIZE</u>	<u>QTY</u>	<u>MATL</u>
①	SINGLE DOOR	32" X 80"	5	HALO WOOD
②	SIDE DOOR	36" X 80"	1	SOLID WOOD

NEW WALL
FAN 50 CFM EXHAUSTED
DIRECTLY TO THE OUTSIDE
SMOKE DETECTOR
CARBON MONOXIDE
DETECTOR



← NORTH

PROJECT NAME:
3723 LA CRESCENTA AVENUE, GANDLE, CA 91208

CLIENT NAME:
MR & MRS OPPELT

DESIGNED BY:
TONY NASR

CONTRACT NO.:

ISSUE NO.	DATE

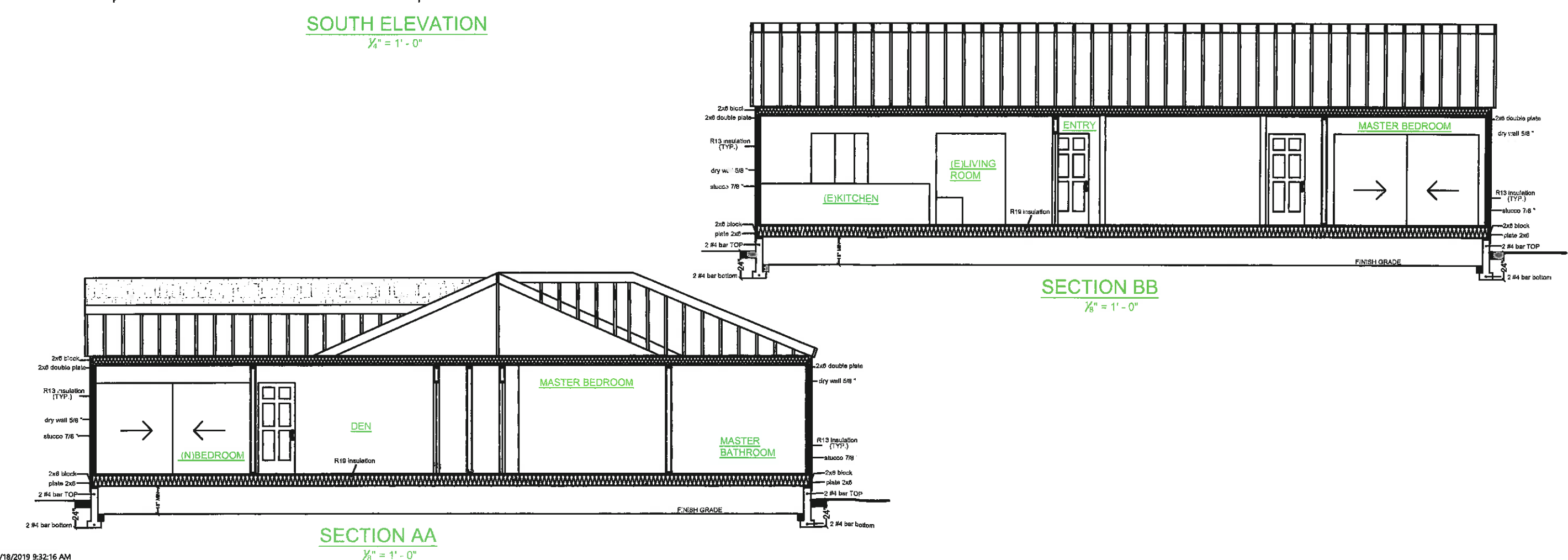
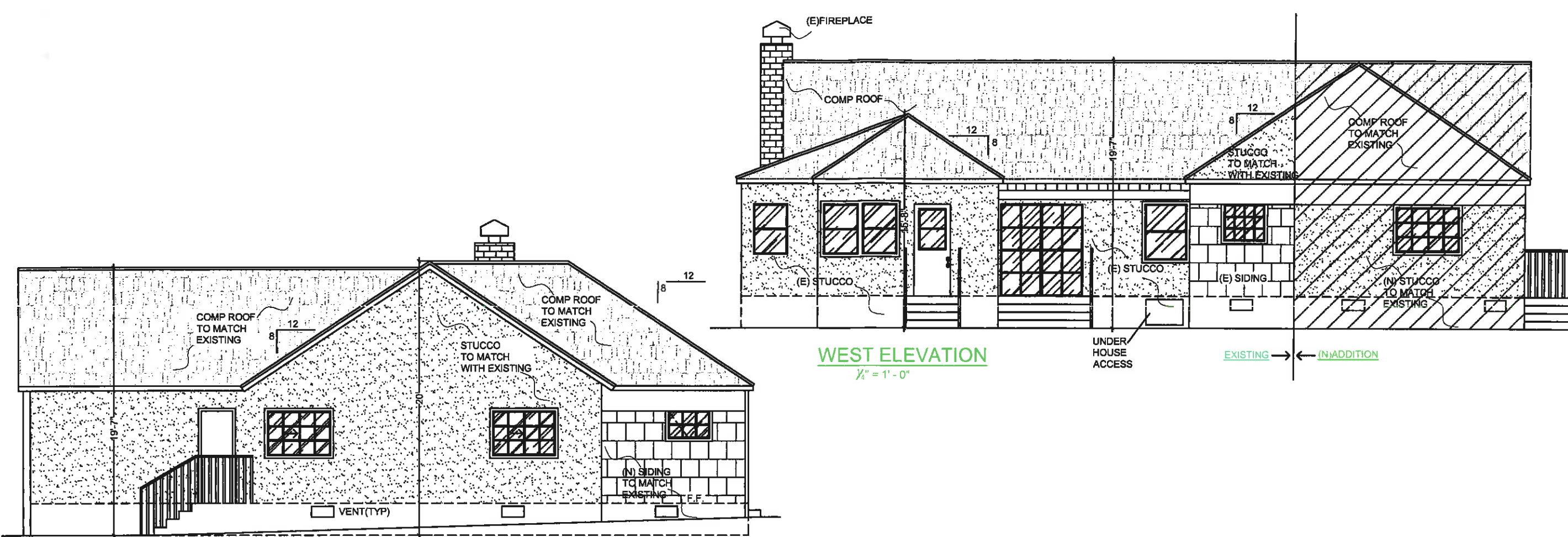
REVISIONS	DATE
NEW SET PLAN	10/12/17

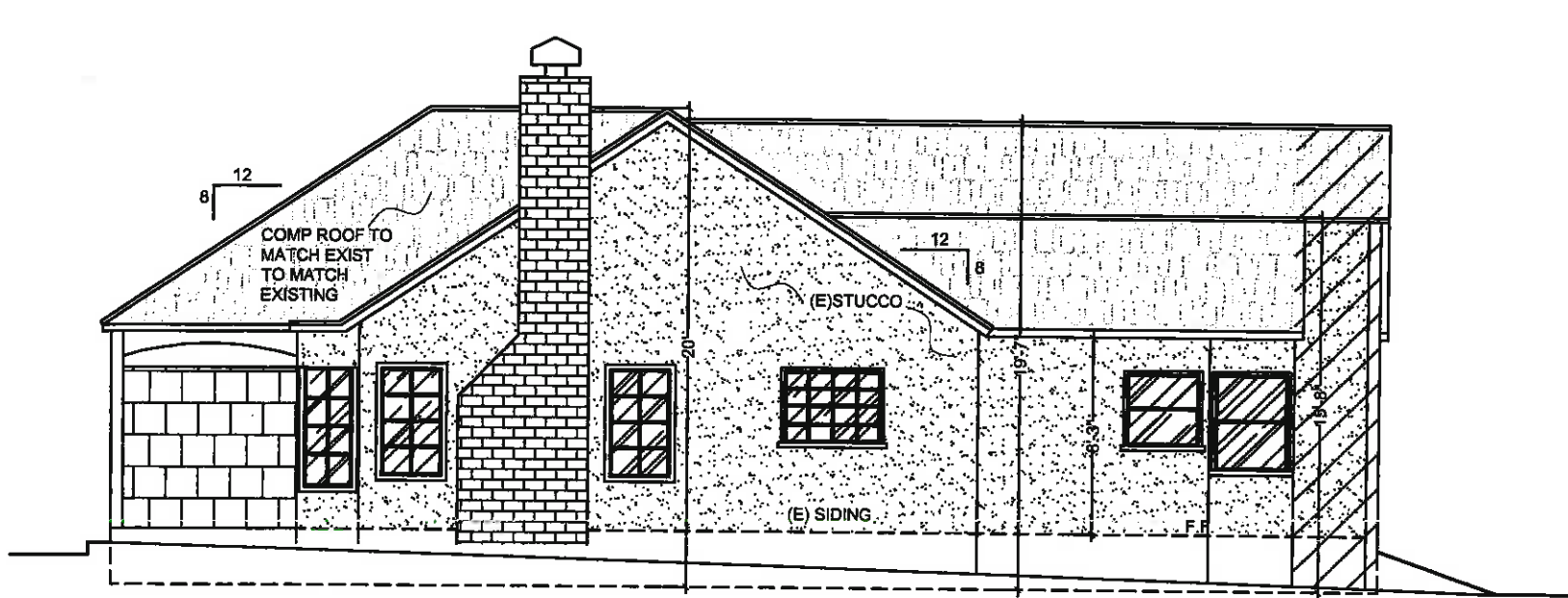
OWNER'S DECLARATION
 THE FOLLOWING INFORMATION IS BASED ON THE CURRENT STATE OF THE PROJECT AS OF THE DATE OF THE DESIGN. THE OWNER ACCEPTS THE RESPONSIBILITY OF THE DESIGN, THE DESIGN ACCURACY, CLARITY AND THE TYPE OF MATERIALS, METHODS, EQUIPMENT, ETC. AS SHOWN ON THE DRAWINGS. THE OWNER IS NOT RESPONSIBLE FOR ANY CHANGES OR OMISSIONS OF THE DESIGN OR THE CONSTRUCTION OF THE PROJECT. THE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION AND COMPLETION OF THE PROJECT.

STATEMENT
 THE DRAWING REPRESENTS THE DESIGN OF THE PROJECT. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE.

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REVISIONS	DATE
AS NOTED	10/12/2018
DESIGNED BY SARA JAZRA	10/12/2018
DESIGNED BY T.N.	A-1





NORTH ELEVATION

1/8" = 1' - 0"



NORTH EXISTING ELEVATION



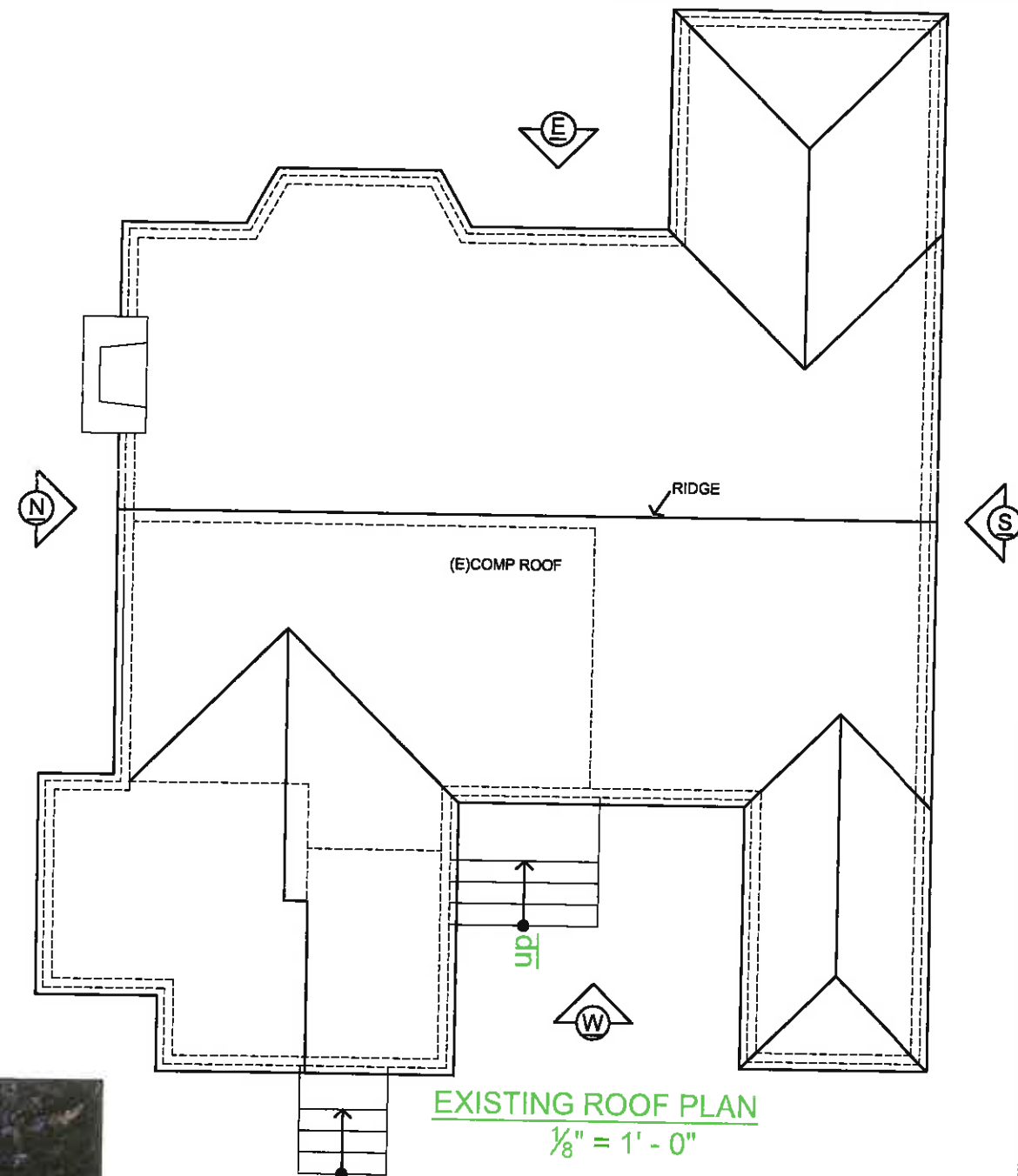
EAST EXISTING ELEVATION



SOUTH EXISTING ELEVATION



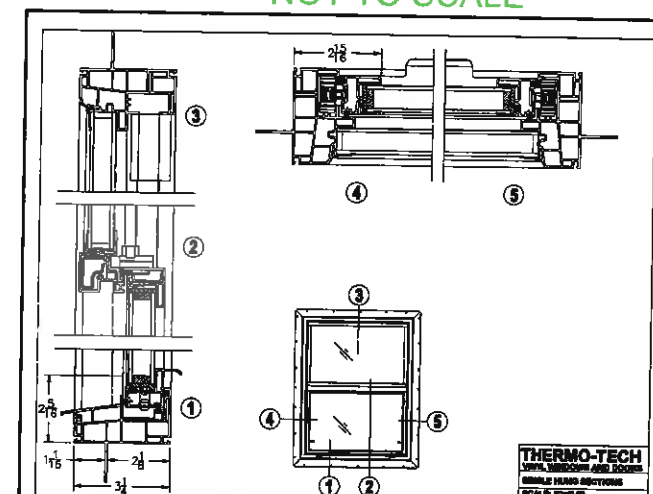
WEST EXISTING ELEVATION



EXISTING ROOF PLAN

1/8" = 1' - 0"

**WINDOW VERTICAL SECTION
NOT TO SCALE**



NTR CONSULTANT INC.
Architecture-Engineering-Construction-Management
2020 S. MICHIGAN AVE. SUITE 100
ANN ARBOR, MI 48106
TEL (313) 966-6666 FAX (313) 966-6666

PROJECT NAME:
**3723 LA CRESCENTA AVENUE,
GLANDALE, CA 91208**

CLIENT NAME:
MR & MRS OPPELT

CLIENT NAME:
TONY NASR

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TONY NASR

CLIENT NAME:
TONY NASR

WINDOW NUMBER	QUANTITY	(E)WIDTH X HEIGHT	(N)WIDTH X HEIGHT	EXISTING MATERIAL	NEW MATERIAL	VISIBLE FROM STREET	EXISTING OPERATION	NEW OPERATION	(N)FRAME TYPE	EXTERNAL GRID (SDL)	KEEP EXISTING STILL & FRAME	BUILD NEW STILL & FRAME	EXISTING EDGE DETAIL	NEW EDGE DETAIL	BEDROOM	ENERGY EFFICIENT	TEMPERED GLASS	FIRE HAZARD ZONE	WINDOW WITHIN 18" OF FLOOR OR 40" OF DOOR
1	3		60" X 36"		VINYL	N		SLIDER XO	NAIL IN	Y		Y		WOOD CASING	Y	Y	N	N	N
2	1		36" X 24"		VINYL	N		OWNING	NAIL IN	Y		Y		WOOD CASING	Y	Y	N	N	N

3/18/2019 9:00:06 AM

10/29/2018

PROPOSED NEW ADDITION

DATE	10/29/2018
BY	T.N.
CHECKED BY	A-2